

High Street, Dawlish, EX7 9HH



Situated just off the town centre this two bedroom cottage is well located for a wide range of amenities, public transport links, and the sea. Fitted with gas central heating with modern boiler and UPVC double glazing it comprises; living room, dining room, kitchen, shower room/WC, two bedrooms, bathroom, courtyard.

Tenure: Freehold. Council Tax Band: C. EPC: TBC

£220,000

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Accommodation

Front door to;

Living Room

4.15m x 3.39m (13'7" x 11'1")

Feature fireplace with gas fire and slate heart, radiator, picture rail, window to the front aspect. Archway to;

Dining Room

3.50m x 3.35m (11'6" x 10'12")

Tiled fireplace, radiator, door to the rear courtyard. Under stair storage cupboard, door to inner hall and doorway to;

Kitchen

2.53m x 2.32m (8'4" x 7'7")

Fitted with cupboard and drawer, base and wall units, gas cooker point, space for fridge, plumbing for washing machine, wall mounted gas boiler servicing the central heating and hot water systems, window to the side aspect. Electrical appliances available by separate negotiation. Door to;

Shower Room

Fitted with a tiled shower cubicle with electric shower and low-level WC. Opaque window.

Inner Hall

Radiator and stairs to the first floor.

First Floor Landing.

Shelving to one wall, access to loft space, built-in storage cupboard, doors to;

Bedroom 1

4.14m x 3.45m (13'7" x 11'4")

Built-in wardrobe, fireplace, radiator, window to the front aspect.

Bedroom 2

3.49m x 2.22m (11'5" x 7'3")

Radiator and window to the rear aspect.

Bathroom

2.60m x 2.40m (8'6" x 7'10")

With a white suite comprising bath with tiled surround, wash hand basin, setting in vanity unit, WC. Light with shaver point, radiator, opaque window.

Outside

To the front of the property is a paved area of garden with central raised border with Olive tree and further border to one side. To the rear is an open area of courtyard with outside tap and light, covered lean to. A shared pathway leads round to the front of the property to provide access for bins etc.



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